

RIPLEY 2025 RATIO STUDY SUMMARY

IMPROVED RESIDENTIAL					
Township	Grouping	Valid Sales	Median	COD	PRD
ADAMS	NONE	33	0.96	9.27	0.99
BROWN	AResImp	23	0.90	10.92	1.03
SHELBY					
OTTER CREEK					
DELAWARE					
WASHINGTON	BResImp	34	0.91	10.95	1.01
CENTER					
JACKSON					
FRANKLIN					
JOHNSON	NONE	25	0.97	9.17	1.01
LAUGHERY	NONE	45	0.93	9.40	1.02

VACANT RESIDENTIAL							
<u>Township</u>		<u>Valid Sales</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>		
COUNTYWIDE	AllResVac	6	1.00	6.48	1.03		

IMPROVED COMMERCIAL - INDUSTRIAL							
<u>Township</u>		<u>Valid</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>		
		<u>Sales</u>					
COUNTYWIDE	AllCom	46	1.00	14.71	1.02		

Residential Vacant Ratio Report

Group A

<u>Twp</u>	<u>Tax Dist</u>	<u>Prop Class</u> <u>T/Sale</u>	<u>Parcel ID</u>	<u>Nbhd</u>	<u>Owner</u> <u>T/Sale</u>	<u>Multi</u> <u>Parcel</u>	<u>Section</u>	<u>Grouping</u>	<u>SDFID</u>	<u>Tran</u> <u>Date</u>	<u>Asses</u> <u>Land</u>	<u>Asses</u> <u>Imp</u>	<u>Asses</u> <u>Total</u>	<u>Sale</u> <u>Price</u>	<u>Assess</u> <u>Sale</u> <u>Ratio</u>	<u>Abs</u> <u>Dev</u>
0007	013	500	69-13-12-113-050.003-013	5993000-013		N	ResVac	AllResVac	C69-2024-0020801	10/11/2024	\$1,000	\$0	\$1,000	\$1,000	1.00	0.00
0005	010	500	69-08-19-100-007.042-010	5996000-010		N	ResVac	AllResVac	C69-2024-0020577	5/21/2024	\$38,800	\$0	\$38,800	\$35,000	1.11	0.11
0005	010	500	69-08-19-100-007.071-010	5996000-010		N	ResVac	AllResVac	C69-2024-0020408	1/8/2024	\$34,400	\$0	\$34,400	\$39,900	0.86	0.14
0011	021	500	69-09-35-200-008.002-021	5993000-021		N	ResVac	AllResVac	C69-2024-0020667	7/18/2024	\$38,100	\$0	\$38,100	\$38,000	1.00	0.00
0009	019	500	69-12-02-400-029.008-019	5090200-019		N	ResVac	AllResVac	C69-2024-0020509	4/3/2024	\$2,800	\$0	\$2,800	\$2,500	1.12	0.12
0005	010	500	69-08-19-100-007.050-010	5996000-010		N	ResVac	AllResVac	C69-2023-0017789	1/4/2023	\$29,400	\$0	\$29,400	\$30,000	0.98	0.02
Number of Sales:				6										Median COD PRD	1.00 6.48 1.03	

Neighborhood Code	SDFID	Number of Parcels	Parcel Number	Formatted Parcel Number	Property Class	Tax District	Total AV	Sale Date	Sale Price	Explanation
4120000-01	C69-2022-0017054	1	691311100002004014	69-13-11-100-002.004-014	499	014	44800	01/03/2022	10000	Not Exposed To The Open Market